

FOR LEASE | INDUSTRIAL

IDEAL SITE FOR CONTRACTORS



196 Route 9 North | Marlboro, NJ 07746



PROPERTY DESCRIPTION

Ideal site for contractor on Route 9 North

LOCATION DESCRIPTION

Located on heavily traveled Route 9 North, with easy access to Route 18, 33 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Site consists of 3.36 acres with yard for parking and 3 small offices of +/- 550 SF each and +/- 4,000 SF of warehouse space
- Pylon signage on highly traveled Route 9
- Great exposure with a traffic count of 63,000 VPD
- Across the street from Whole Foods
- Taxes \$32,535.02 (2018)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,000 SF
Lot Size:	3.36 Acres
Building Size:	4,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:

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Retailers north of subject property



Retailers south of subject property

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